



QUINCY PLANNING BOARD

Quincy City Hall, 1305 Hancock Street, Quincy, MA 02169
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PLANNING BOARD MEETING MINUTES

Wednesday, May 11, 2016

MEMBERS PRESENT: Coleman Barry, Sean Callaghan, Glen Comiso,
Maureen Glynn Richard Meade

MEMBERS ABSENT: none

OTHERS PRESENT: James Fatseas, Planning Director
Rob Stevens Principal Planner
Margaret Hoffman, Principal Planner
Susan C. Karim, Assistant Planner

Meeting held in 1st Floor Boards and Commissions Room, 1305 Hancock Street. Quincy City Hall Front Building, Quincy, Massachusetts 02169

Meeting called to order and attendance roll call taken at 7:07 PM by Chairman Richard Meade.

Chairman Meade read aloud public hearing ground rules, as follows:

PUBLIC HEARING: PLANNING BOARD GENERAL RULES

The Planning Board reserves the right to administer oaths (Chair), summon witnesses, call for the production of papers, cross-examine any person giving testimony during the proceedings, declare recess, limit debate, inspect the subject site or buildings during reasonable hours and adjourn the hearing for cause.

The order of business will be as announced by the Chair.

All questions will be directed to the Chair. Any person wishing to speak, please raise hand for recognition from the Chair. When recognized, please stand, state name and address, specific interest in the proceedings, and special credentials, if any, pertaining to the presentation.

Please speak slowly and within the context of the hearing matter. Hearing is being stenographed and taped for the public record. The Planning Board reserves the right to exclude any unnecessary, irrelevant, repetitive or harassing presentations.

Cross-examination between parties in interest or any other person will be permitted only after due recognition from the Chair.

All documents, papers and plans introduced in the hearing shall be clearly identified by name or some other designation, and the person so introducing them shall also be identified by name and address. A Planning Board Exhibit Letter will be assigned to each submittal unless the submittal has been specifically identified by an Exhibit Letter. When excerpts

from case law are cited, the complete text of findings shall be furnished the Planning Board within fourteen (14) days.

VOTE TO ACCEPT April 13, 2016 PLANNING BOARD MINUTES

MOTION: by Vice Chairman Coleman Barry to approve the April 13, 2016 Planning Board meeting minutes as written.

SECOND: Member Maureen Glynn

VOTE: 5-0 Motion Carries

7:10 PM Continued Public Hearing – 30-34 Chapman Street -- Site Plan/Special Permit Planning Board Case No. 2015-47

Planning Board Chairman Richard Meade read a letter submitted by the Applicant's Attorney Christopher Harrington, requesting the project be continued to the June 8, 2016 Planning Board Meeting.

Vice Chairman Coleman Barry made a motion to accept the continuance. Member Sean Callaghan seconded the motion and it was so voted unanimously.

7:12 PM Review and Adopt Proposed City of Quincy Housing Production Plan

Principal Planner Rob Muollo and Ralph Wilmer of the Metropolitan Area Planning Council (MAPC) presented on and summarized the highlights, key findings, strategies, and recommendations for adoption of the City's Housing Production Plan as follows: The Housing Production Plan (HPP) is the City of Quincy's five-year proactive strategy for planning and producing affordable housing to meet our affordable housing needs in a manner consistent with the Chapter 40B statute and regulations. It provides guidance and direction for the City's creation of affordable housing. A HPP must first be adopted by the City's Planning Board and the City Council, following which the Mayor may submit the HPP to the Department of Housing and Community Development (DHCD) for its approval.

Quincy's current HPP was adopted by this Board in 2010. However, it expired at the beginning of 2015 and needs to be updated before being resubmitted to DHCD for approval. The Department of Planning and Community Development (PCD) enlisted the expertise of the Metropolitan Area Planning Council (MAPC) to assist in updating the plan utilizing a state PATH grant and funds approved by the Affordable Housing Trust Committee. In 2015, MAPC and PCD staff gathered community feedback through surveys, two housing forums and a presentation to the Planning Board at the December 9, 2015 meeting.

On May 11th, PCD will respectfully ask for your approval of the updated Housing Production Plan. MAPC will present the highlights of the HPP, including key findings on the City's housing needs, goals, and the strategies and recommendations for implementation. Once the Planning Board approves the plan it will then go before the City Council and then to the Mayor for submission to DHCD in the summer of 2016.

10 goals and strategies were identified, as follows:

1. Vulnerable populations in need
2. Affordable Housing
3. Preservation of long-term Affordable Housing

4. Review and revise Zoning Ordinances for Affordable Housing incentives
5. Identify sites for projected growth and remove barriers to said growth
6. Leverage existing funding sources for vulnerable populations through advocacy and partnerships and utilize Affordable Housing Trust Fund (AHTF) revenue as a resource for development and funding assistance opportunities
7. Minimize low income displacement
8. Promote healthy housing and living with renewable energy and retrofits
9. Further fair housing obligations as per Federal regulations
10. Strategy and staff to implement resources, collaborative efforts, and partnerships

Questions posited by Planning Board members Meade, Comiso, and Glynn included clarification of statistics on changing demographics and income impacts and the shifting variables of subgroups within each category; whether or not Quincy was below the Affordable Housing goal, the status on Section 8's, and how to compare Quincy to comparable communities. The presenters clarified that the HPP answered and expounded upon details of the inquiries.

Vice Chairman Coleman Barry made a motion to recommend the City Council to approve and authorize the Mayor to submit to the Department of Housing and Community Development (DHCD). Member Glen Comiso seconded the motion and it was so voted unanimously.

7:34 PM Continued Public Hearing – 1-15 Arlington Street -- Site Plan/Special Permit Planning Board Case No. 2016-01

Planning Board Chairman Richard Meade read a letter submitted Ward 3 City Councillor Ian Cain, stating:

I wanted to have my thoughts included in positive favor of this project.

I had the opportunity to spend time with Jim Goldenberg of Cathartes, and Jim Cassetta of Work Inc. a few weeks ago. Jim Goldenberg toured Mr. Cassetta and me around three hotel facilities that were developed by Cathartes - one in Chelsea, one in Medford, and one in Somerville. Each of the hotels was high quality hotels that are akin to the project Cathartes seeks to develop in Quincy.

I am including a few pictures of the rooms of the Town Place Suites (a Marriott brand) in Chelsea. This is the brand of the hotel that would most likely be located in Quincy. The extended stay rooms, which include a kitchenette, are luxury accommodations that would please any business or vacation traveler.

I wholeheartedly believe this development at this particular location will not only dramatically improve the empty property at Arlington St., but will also set the tone for improving the greater W. Squantum Street corridor to Montclair and Wollaston.

I am confident that Cathartes will work with the community to ensure that this project will develop with the least amount of disturbance to the abutting neighborhoods, and will take measures in order to mitigate any problems or concerns at present or in the future. I am also grateful that the property's owner, Work Inc., and Jim Cassetta and his team in particular, have worked so hard to ensure that this property is placed in the right hands, including the community through each step of the process.

The Chairman introduced Applicant's Attorney Robert Harnais, who then introduced the project team, and gave an explanation of the prior project presentation and reviews/meetings resulting in revisions towards a resolution of the project appropriate to the site. The Chairman then asked if the Board members had any further questions regarding the project. There were none.

Principal Planner Margaret Hoffman then explained the resolution process, noting that there remained only one outstanding issue regarding the location of the dumpster in relation to the doorway to the pool area creating a pedestrian/vehicular conflict and safety issue. Ms. Hoffman asked for a visual, as no rendering had been provided. The plan view needed to show that bollards had been added, as well as landscaping in the parking area to delineate use of space. Chairman Meade was amenable to the inclusion of landscaping islands and curb stops as adequate means of separation. Project Engineer Rob Simmons then explained that all the curb stops were at grade to accommodate snow storage, but the Chairman insisted that landscaping was much needed, to which Mr. Simmons responded that movable planters for trees and shrubs would be a workable solution to accommodate both the Chairman's request for greenspace and ease the removal of snow. Member Comiso inquired about the pedestrian access to the adjacent restaurant and shopping area, citing safety concerns, to which Mr. Simmons responded that the team's intention was to create a safe and pleasant pedestrian experience along Fayette Street with the use of landscaping. The Chairman then opened the hearing up for public comment. The only member of the public who spoke was Ally Shaunessy, of 32 Essex in Squantum, who implored that local union labor be employed by the project team. Attorney Harnais responded that he had met with the Unions as a result of previous Union comments at the prior presentation and the developer, Cathartes, assured they would talk to all the trades, as they have a strong commitment to local labor. There were no further questions from the Board or the public.

Ms. Hoffman read the recommendations, as follows:

Recommendation

Based on the City of Quincy interdepartmental review and the outside peer reviewer, the Department recommends that Board approve the site plan review in accordance with Quincy Zoning Ordinance Title 17, Section 9.5.1 subject to the following conditions.

- 1) The Applicant shall seek approval from the City of Quincy Conservation Commission, Zoning Board of Appeals or Zoning Enforcement Officer, as appropriate, for any necessary relief or findings related to City of Quincy Zoning Ordinance as same are not under the authority of the Planning Board.
- 2) The Applicant shall provide a Construction Management Plan to the City's Traffic Engineer for review and approval at least one month prior to submission of the building permit. Said CMP shall include
 - a) Truck route for deliveries, traffic management plans for roadway work, details of construction fencing, signage and driveway
 - b) Truck delivery routes to and from the highway
 - c) Traffic management plans for the sidewalk replacement, curb ramps, utility construction
 - d) Construction signage
 - e) Construction Work hours/days
 - f) Hours/days for deliveries

- g) Erosion control plan
 - h) Provide a schedule of the work being done on the site and off site
 - i) Location of construction fencing and gate on a plan with the crushed stone apron
 - j) The following statement should be included in the plan: "Provide the City's traffic engineering 3 business days' notice that construction will begin"
 - k) Provide a description of any work being done in the street and provide a traffic management plan to perform this work for approval by the City's traffic engineer
- 3) Once the Traffic Management Plan is approved by the City's Traffic Engineer it shall be submitted to the City's Engineering Department as part of the application for a street obstruction and street opening permit.
 - 4) The Applicant shall submit a letter and proposed plans for any proposed street regulatory signs to be installed which shall include type of sign, location of the sign and why it is needed to the City's traffic engineer at least 12 weeks prior to installation. Any signs installed on Public ways will need the approval of the Quincy City Council prior to installation.
 - 5) Hours for the delivery of materials during construction shall be determined by the City's Traffic Engineer upon submission of the Construction Management Plan.
 - 6) The Applicant shall be responsible for the construction of the pedestrian signals across Arlington Street as shown on the approved plan. The location of and changes to the signal timing will be approved by the City's traffic engineer. The Applicant shall submit a plan for approval at least 8 weeks prior to construction of the pedestrian traffic signals, including a traffic management plan and the Applicant shall contact the City's traffic engineer at least 3 business days in advance of performing the actual construction.
 - 7) The Applicant shall be required to obtain a Stormwater Management Permit from the City of Quincy Department of Public Works which shall be recorded with the Norfolk County Registry of Deeds prior to the start of construction.
 - 8) The Applicant shall coordinate with City of Quincy Department of Public Works and Massachusetts Department of Environmental Protection to identify any appropriate infiltration and inflow project(s) to be approved by the City of Quincy Department of Public Works prior to the issuance of a building permit.
 - 9) The developer must submit documentation that construction activities proposed for the development of this facility will not cause rodent problems for abutters. The Applicant shall submit a rodent control plan to the Department of Health for review and approval prior to any site activity.
 - 10) The dust and noise control plans shall be developed and incorporated within all construction specifications and permits issued for this project.

- 11) Prior to construction of the proposed swimming pool, an application and detailed plans must be submitted to the Health Department; said plans must undergo satisfactory review in accordance with 105 CMR 435.000: Minimum Standards for Swimming Pools (State Sanitary Code: Chapter V), Part I, Construction. Once installed, the pools must be inspected, and, prior to actual use, the pools and operator must receive an annual operational permit from the Health Department, as so provided under 105 CMR 435.000, Part II, Operation and Maintenance.
- 12) A portion of the site, known as 3 Arlington Street is listed as a Disposal Site under the State 21E regulations. In October of 2015, a Permanent Solution with Conditions (PSWC) was determined to be achieved at the site. According to the conclusion segment of the PSWC, prepared by Woodard and Curran for Work, Inc., “The Method 3 RC demonstrates that a Condition of NSR (no significant risk) of harm to human health, safety, public welfare, and the environment exists under current and anticipated foreseeable conditions, with the caveat that a potential vapor intrusion pathway may exist which currently cannot be quantitatively evaluated. Since VOCs remain in groundwater beneath the Site above GW-2 conditions, any future redevelopment of the site should implement construction design measures to mitigate potential impacts to indoor air.” The Applicant shall be responsible for implementing design measures that will mitigate any potential impacts to indoor air quality. Prior to obtaining their building permit the Applicant shall submit plans showing these mitigation design measures to the Department of Health for review and approval.
- 13) The Applicant shall install survey monuments to delineate the public rights-of-way. The monuments shall be set by a Professional Land Surveyor prior to issuance of Occupancy Permit.
- 14) All plantings shall be maintained by the building owner and will not impede vehicle or pedestrian traffic.
- 15) The Applicant should ensure that snow is only stored between the two center aisles and not at the ends of the parking aisles. Snow stored at the end of the parking aisles may impede sight lines for vehicles exiting parking spaces and maneuvering throughout the site. Snow shall not be stored in piles higher than four feet. If snowfall amounts generate piles greater than four feet the Applicant shall be responsible for removing the snow from the site.
- 16) Upon completion of the project, the Applicant shall furnish to the City of Quincy Building and Engineering Departments a digital file of “As Built” Plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.

17) The Applicant shall submit a Stormwater Operation and Maintenance Plan which shall be recorded at the Norfolk County Registry of Deeds and will include the following:

- Stormwater management system owner
- The party responsible for operation and maintenance
- An estimated operations and maintenance budget
- A maintenance log form

18) The Applicant shall notify the Planning Department one week prior to start of construction in order to determine a time to conduct an on-site inspection with the City of Quincy and/or City's designated representative to observe the erosion controls installed at the site and review the erosion controls anticipated to be employed during construction.

19) At any point during construction, the Applicant shall allow the City of Quincy and/or City's designated representative, to enter the site for the purpose of making observations as to the compliance of site construction with the approved Site Plans and conditions of approval.

20) The City of Quincy, may, at its discretion, use consultants to supplement City Staff for, but not limited to, the purpose of site construction observation. The Consultant Review escrow account shall be fully funded to the original amount of fifteen thousand dollars (\$15,000.00) prior to the issuance of building permits.

21) The hours for construction activities will be as follows:

- 7:00 am to 6:00 pm Monday thru Friday
- 8:00 am to 4:00 pm Saturday.
- All construction and deliveries shall be prohibited on Sunday unless approved by The Chief of Police

22) The hours for delivery of materials shall be determined by the City's Traffic Engineer as part of the Construction Management Plan.

Vice Chairman Coleman Barry made a motion to approve the Site Plan Special Permit with conditions as submitted. Member Maureen Glynn seconded the motion and it was so voted unanimously.

Chairman Richard Meade then entered into the record additional comments letters from the City of Quincy Fire and Inspectional Services Departments citing support for the project.

Member Maureen Glynn made a motion to accept the comments. Member Glen Comiso seconded the motion and it was so voted unanimously.

7:53 PM Update on the City's Coastal Zone Management Coastal Community Resilience Grant Program Initiative

Principal Planner Rob Stevens gave the Planning Board an update on the City's Coastal Resiliency Initiative, stating that a public meeting was slated for Saturday, May 14, 2016. He stated that he would continue giving regular updates to the Board regarding the initiative's progress and expected to be back in the autumn of 2016 with further updates. The question and answer period included discussion of resiliency components including sea level rise, climate mitigation, greenhouse gas reduction, heat island effect, green building and green roofing requirements for future development. Mr. Stevens cited the many opportunities to expand resiliency efforts as identified in the City's Quincy Center Districts Green Design Guidelines, through a review of the building and zoning codes.

8:06 PM Continued Public Hearing – 18 Bates Avenue – Site Plan/Special Permit - Planning Board Case No. 2016-02

Project Attorney Andrea McKnight and Engineer Bradley Bertolo presented an overview recap of the project to date, citing that the Zoning Board of Appeals (ZBA) had approved the requested variance, that response to Peer Review and Departmental comments had been addressed in plan revisions, including the relocation of 3 parking spaces to accommodate Americans with Disabilities Act (ADA) compliant van access and snow storage, and that the trash receptacles had been aesthetically screened.

Chairman Meade then opened the case up to the public for questions and comments. There were none.

Vice Chairman Coleman Barry made a motion to close the Public Hearing. Member Maureen Glynn seconded the motion and it was so voted unanimously.

Principal Planner Margaret Hoffman read the recommendations, as follows:

Recommendation

After consideration of the plan and accompanying documents and the comments received by the City staff, the Planning Department recommends approval of the Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) with the following Special Conditions:

Conditions

- 1) The Applicant shall provide a Construction Management Plan to include construction truck routes at least one month prior to the start of construction to the City's Traffic Engineer for review and approval.
- 2) The Stormwater Operation and Maintenance plan shall be recorded at the Norfolk County Registry of Deeds.
- 3) The Applicant shall apply for a Stormwater Connection Permit from the Department of Public Works before construction.
- 4) The applicant shall develop and submit a dust control plan to the Department of Health for review and approval prior to any site activity. Said dust control plan is to be implemented during any site activities to ensure compliance with state air quality regulations.
- 5) The applicant shall submit documentation indicating that construction activities at 18 Bates Ave will not result in rodent issues for abutters. The applicant shall develop a rodent control contingency plan prior to the commencement of construction activities on

site which will include the name and contact information for an on-call pest control company. Said rodent control plan shall be developed and submitted to the Department of Health for review and approval prior to obtaining their building permits.

- 6) Upon completion of this project, the applicant shall submit to the Planning Board as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and right of ways. Plans shall be submitted in a digital format acceptable to the Planning Department.
- 7) The hours for construction activities will be as follows:
 - 7:00 am to 5:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless a different schedule is approved by the Chief of Police and the City Traffic Engineer.
- 8) Hours for delivery of materials will be determined by the City Traffic Engineer with the submission of the Construction Management Plan.

Vice Chairman Coleman Barry made a motion to approve the Site Plan Special Permit with conditions as submitted. Member Maureen Glynn seconded the motion and it was so voted unanimously.

8:12 PM Public Hearing – R264 West Street – Site Plan/Special Permit - Planning Board Case No. 2016-05

Chairman Richard Meade read the Notice of Public Hearing to open the case and introduced Attorney Edward Fleming on behalf of Applicant Steve Baylis. Attorney Fleming introduced the project team including Greg Tansey of Ross Engineering, Architect Charles Bamberg, and Traffic Engineer Jack Gillon. He gave an overview of the Site Plan Review process, the need for ZBA relief due to the unusual parcel of land and access easement. Mr. Fleming described the existing single family home's history and existing conditions being in a state of deterioration on both the interior and exterior. The City's Peer Review Consultant Paul Jacques of Woodard and Curran then responded, stating that he understood the project team had continued to respond to Peer Review comments and the underutilized multi-family use lot was indeed an unusual parcel shape and location that required ZBA relief. He described what he deemed adequate access. The discussion included the site's location in a mixed use neighborhood, sheltered parking, and topography, building height and footprint, long-view of the structure, landscaping, traffic analysis, grading, low impact design methods, stormwater management, utilities, snow storage, truck turning radii, and accessibility. Mr. Jacques expressed concerns regarding the infiltration system setbacks and impacts to adjacent parcels, stating that the design needed to address infiltration rates adjusted to the soil profile and the water and sewer crossings, and the details of the retaining wall's impact to adjacent properties. The Chairman opened the project to questions. There were none. Ms. Hoffman then stated that the project was being reviewed by Quincy City Staff, and that the Planning Department was awaiting traffic comments from the City's Traffic Engineer, but that all departments would continue to

review the project and meet to address any identified issues. Mr. Meade then read a comment letter from Ward 4 City Councillor Brian Palmucci, which stated:

Dear Neighbor:

I am writing to let you know that there will be a public hearing before the Quincy Planning Board regarding the proposed by West St Properties, LLC at 246R West Street. The applicant is seeking approval to demolish the existing single family residential structure and construct eight (8) new townhouse style residential condominiums. The townhouse units will be located in three (3) buildings with one building consisting of four (4) units and two buildings consisting of two (2) units each. The buildings will be three (3) stories in height with parking for two (2) vehicles on the first level and two levels of living space above. The applicant also proposes to provide for five (5) additional off street parking spots for visitors.

The Applicant has taken several of the neighbors' concerns from the Community Meeting held this past November into consideration and reduced the number of total units from 11 to 8, as well as adding green space and moving the location of the dumpster so that it would not be visible from the street.

The Planning Board Public Hearing, at which the public is welcomed and encouraged to attend, will be held on Wednesday, May 11 at 7:00pm in the 1st floor Boards & Commissions Room of Quincy City Hall, 1305 Hancock Street. Detailed project documents are on file and available for public viewing in the Department of Planning and Community Development, 34 Coddington Street, 3rd Floor, from 8:30 am to 4:30 pm, Monday through Friday. Anyone can attend Planning Board meetings to express their support for or opposition to proposed projects - I encourage you to attend to weigh in. If you cannot attend the meeting, you can send a letter to the Planning Board Chairman, Richard Meade at 34 Coddington Street, Quincy, MA 02169. One of my most important roles as your Ward Councillor is to keep you apprised of matters that affect our neighborhoods. Should you have any concerns about this proposal please do not hesitate to contact me.

The Chairman also read a comment letter from Abutter Steve Connolly, which said: My name is Steven Connolly and I have owned 252/254 West St. a two-family dwelling since 2003. I resided in that property for approximately 5 years. In the 13 years I have owned the property, I have watched the neighborhood decline. In recent years there has been resurgence of new construction and rehabilitation of existing homes in the neighborhood. I believe this to be a positive step for West Quincy.

I was notified this week of a possible construction project on the property that abuts my property (264R West St.) The project entails demolition of the existing two-family home and the construction of 8 three story condo units consisting of 3 separate structures. I have viewed the plans for the project and have some deep concerns.

My first concern is the amount units being placed on a 28,000 square foot lot. The largest of the three structures will be only 15 feet off my property line. I once had a private back yard which is a selling point in the Quincy real estate market. Now, the prospective owners of the condos to be built will look out their back window or deck from their third floor into my back yard. This seriously devalues my property, especially from only 15 feet away.

I feel that parking will also be a major issue. Each unit will have a garage; however, there are only 5 parking spaces for guests. I am aware that this meets the city parking

requirements. If there are 8 two-bedroom units it is safe to say there will be 16 vehicles parked in the complex. Is that to say on any given weekend only 5 owners can have a guest? Where are other guests to park? It is impractical to think that they can find parking on the already crammed 28,000 square foot lot. The only option for overflow parking is to park on West St. If the overflow of vehicles from this new project are forced to park on West St. they will have to park in front of my house and block the MBTA bus stop. It is impractical to rely on the Quincy Police Department to constantly enforce parking issues at this location.

West St. is a high traffic "cut-through" from Rte. 93/128. It is a posted 30 mph zone. Residents that live on West St. are aware that vehicles routinely travel well above the posted speed limit. If one were to travel the length of West St., you will observe no vehicles parked along the side of the road. Residents do not park on West St. for several reasons. There are MBTA bus stops including one in front of my house. As mentioned above, the speeds at which vehicles travel on West St. Finally it is a no parking zone.

This project will have no frontage on West St. To access the proposed complex, vehicles will have to access by way of a small twenty foot wide driveway. This means any overflow of parking will be in front of other residents' homes on West St. rather than in front of the complex. This unfairly affects residences that live in the immediate area on West St.

Potentially, there could be a constant flow of 16 or more vehicles in and out of the complex, via the small twenty foot wide driveway. This could be disturbing to neighbors due to headlights shining into the two houses across from the entrance when vehicles leave, and my house when vehicles enter.

I am not against the construction of condos on this site, my issue is the amount of condos being built and the amount of traffic related to that many residents.

At 8:42pm, the Chairman opened the public hearing to the public for questions and comments. Attendees who spoke included Mr. Connolly of 252/254 West Street, Ed McDonough of 15 Schlager Avenue, Chi Liu Ling of 264 West Street, Kam Chiu of 261 West Street, Jimmy Dalton of 191 West Street, Allison Rosenthal of 227 West Street, Frank Camarata of 253 West Street, and Jim Carson of 28 Loring Street. Concerns that were expressed included too many units proposed, inadequate frontage, erosion, inadequate parking, quality of life impacts, snow storage, driveway width and length, car headlights shining into neighbor's bedrooms, sewer and basement flooding, heavy and congested traffic flow, vehicular conflicts at access/egress points, logistics of vehicular maneuverability, fire truck access, size of the proposed development being out of scale with single and 2-family oriented neighborhood and changing the character, fears of larger developments pushing families out of the neighborhood, child safety issues, and water pressure and electricity stresses caused by extra units overburdening the infrastructure. Mr. Connolly did credit the Applicant Steve Baylis for reaching out to neighbors.

Vice Chairman Coleman Barry made a motion to continue the project to the June 8, 2016 Planning Board meeting. Member Maureen Glynn seconded the motion and it was so voted unanimously.

8:57 PM Public Hearing – 68-86 Clay Street – Site Plan/Special Permit - Planning Board Case No. 2016-06

Chairman Meade read the Notice of Public Hearing to open the case. Project Engineer David Biancavilla gave an overview of the site history and need to meet funding for Quincy Housing Authority, Affordable Housing for Elderly and Disabled. He stated 4 goals:

1. Repair hardscape and greenscape
2. Increase onsite parking to improve accessibility
3. Solve severe drainage issues
4. Improve gathering space in exterior/outdoor space with landscape screening and social amenities.

He described current access and proposed improvements for access and circulation points, landscaping, grading impacts on drainage, and snow storage. Questions from Chairman Meade and Vice Chairman Barry regarding access continued the discussion. City Peer Reviewer Karlis Skulte of EBI described the stormwater management system, historical concerns with drainage and technical issues in regards to these that still needed to be resolved. Mr. Meade then opened the case to the public for questions and comments. Abutters who spoke included Phillip Weiser, Esq. who represented the owner of abutting properties and Tommy Chau of 26 Chapman Street, citing concerns for the number of curb cuts in limited space and drainage issues and pooling as a result of elevation and grade changes. Mr. Biancavilla responded to these questions with a description of proposed solutions. Ms. Hoffman then offered a quick overview that the stormwater and drainage issues would be addressed as a matter of import before the Decision and plans could be finalized, and read the recommendations, as follows:

Recommendation

After consideration of the plan and accompanying documents and the comments received by the City staff, the Planning Department recommends approval of the Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) with the following Special Conditions:

Conditions

- 9) The Applicant shall provide a Construction Management Plan to include construction truck routes at least one month prior to the start of construction to the City's Traffic Engineer for review and approval.
- 10) The Stormwater Operation and Maintenance plan shall be recorded at the Norfolk County Registry of Deeds.
- 11) The Applicant shall apply for a Stormwater Connection Permit from the Department of Public Works before construction.
- 12) One week prior to construction activities, the Applicant shall conduct an on-site inspection with the City of Quincy and/or City's designated representative to observe the erosion controls installed at the site and review the erosion controls anticipated to be employed during construction.
- 13) At any point during construction, the Applicant shall allow the City of Quincy and/or City's designated representative, to enter the site for the purpose of making observations as to the compliance of site construction with the approved Site Plans and conditions of approval.

- 14) At a minimum, the City of Quincy and/or City's designated representative shall observe the construction of the stormwater management system at the following times;
- a. Subsurface Infiltration Systems:
 - Upon completion of excavation.
 - During verification of infiltration rates in accordance with the MassDEP Stormwater Management Handbook.
 - Upon completion of chamber and crushed stone installation and prior to backfill.
 - b. Drainage Connection to existing Clay Street drainage system
 - During installation and prior to backfill.
 - c. Water Quality Units and Outlet Control Structure:
 - Upon completion of installation.
 - d. The Applicant shall provide at least 72-hours' notice for said inspections.
- 15) The City of Quincy, may, at its discretion, use consultants to supplement City Staff for, but not limited to, the purpose of site construction observation. The Applicant shall bring the 53G Consultant Review fund back to its original amount prior to any land disturbance activities.
- 16) Upon completion of construction, the Applicant's engineer shall provide a report to the City of Quincy Department of Planning and Community Development certifying that the stormwater management system was installed in accordance with the approved plans. The report shall include a certification that the excavations of the proposed infiltration systems were inspected prior to backfilling. An as-built of the stormwater management system shall be provided with the report.
- 17) The applicant shall develop and submit a dust control plan to the Department of Health for review and approval prior to any site activity. Said dust control plan is to be implemented during any site activities to ensure compliance with state air quality regulations.
- 18) The applicant shall submit documentation indicating that construction activities at 68-86 Clay Street will not result in rodent issues for abutters. The applicant shall develop a rodent control contingency plan prior to the commencement of construction activities on site which will include the name and contact information for an on-call pest control company. Said rodent control plan shall be developed and submitted to the Department of Health for review and approval prior to obtaining their building permits.
- 19) Upon completion of this project, the applicant shall submit to the Planning Board as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and right of ways. Plans shall be submitted in a digital format acceptable to the Planning Department.
- 20) The hours for construction activities will be as follows:
- 7:00 am to 5:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.

- All construction and deliveries shall be prohibited on Sunday unless a different schedule is approved by the Chief of Police and the City Traffic Engineer.

21) Hours for delivery of materials will be determined by the City Traffic Engineer with the submission of the Construction Management Plan.

Member Glen Comiso made a motion to approve the Site Plan Special Permit with conditions as submitted. Member Maureen Glynn seconded the motion and it was so voted unanimously.

9:22 PM Public Hearing – 500 Commander Shea Boulevard, Boston Scientific – Special Permit - Planning Board Case No. 2016-07

Chairman Meade read the Notice of Public Hearing to open the case. Project Attorney Matthew Snell of Nutter McClellan and Fish gave a brief background of the project and introduced the project team. Architect Boyd Morrison explained the proposed architectural cladding and window strip, the signage structural support system and presented a context illustration of the proposed signage, explaining the size of the LED illuminated lettering intended to be view from I-93, referencing the size in comparison to the well-known Gillette signage also on I-93. He then demonstrated with a sample illuminated letter, explaining in response to a question by Member Comiso that the sign would be illuminate dusk to dawn. There was the suggestion and discussion between members Comiso, Meade and Barry that the signage should reflect that the project site is in Quincy to signify pride of place. Mr. Meade then opened the case to the public for comments and questions. Planning Director James Fatseas then offered the need for discussions with the Mayor regarding the concern that Quincy be more represented in the signage, stating that he would like to continue the dialogue in that regard. Member Comiso opined that the site is considered an entry or gateway point into the City and appreciated that its visibility be thoughtfully executed.

Vice Chairman Coleman Barry made a motion to continue the project to the June 8, 2016 Planning Board meeting. Member Glen Comiso seconded the motion and it was so voted unanimously.

9:43 PM Public Hearing – Opportunity to Comment on City Council Order 2016-075

Member Meade read the Notice of Public Hearing to open the case. He then asked if anyone wished to speak on the matter. There was none. The Chairman read a comment letter from Reverend Sheldon Bennett, which read as follows:

I am writing as a community leader and advocate for the development and availability of housing that is affordable for moderate and lower income households, as a member of the Quincy Affordable Housing Trust Committee, and as a member of the Board of Directors of Quincy Community Action Programs, which has set affordable housing as a major strategic planning goal.

I write to urge support of the proposed change to delete Section 7.1.1.par.1, which exempts “urban redevelopment uses” from the provisions of the Affordable Housing section of the Zoning Ordinances.

The 2007 URDP for Quincy Center makes affordable housing a Project Objective towards the goal of mixed-use development. Section 12.02 (3) Section 1: Urban Renewal District Goals and Objectives sets as an objective:

“New housing development will support affordable housing in downtown by utilizing the City’s Inclusionary Zoning Ordinance (IZO), HUD’s CDBG, HOME and McKinney Homeless Assistance funds, and any new state or federal affordable housing initiatives or programs.” [pg. 56]

This objective has remained unchanged in subsequent amendments to the URDP. However, the Inclusionary Zoning Ordinance (Section 7.1.1 Applicability) was subsequently amended by the addition of Paragraph 1., which exempts Urban Redevelopment Projects that seek permitting by a Certificate of Consistency. It is my understanding that this amendment was made at the time of the comprehensive rewrite of the overall City Zoning Ordinance in 2011 in part to accommodate the Land Disposition Agreement with Street-Works, Inc., which did include a commitment to make a cash payment of \$10,000 to the Affordable Housing Trust Fund for each unit constructed. The current plan for the downtown redevelopment district includes 1250 units of new housing. The two housing developments in the downtown district approved to date, West of Chestnut and 1545 Hancock Street, which together represent 225 new housing units, make no contribution to affordable housing.

If the current trend continues, Quincy will lose a most important opportunity to produce affordable housing, the need for which is becoming increasingly urgent. This would not only be unfortunate, but it would be contrary to both the spirit and letter of the URDP, which was supported by the community and approved by the Commonwealth of Massachusetts Department of Housing and Community Development. Moreover, and contrary to the original plan, the current plan for the downtown redevelopment will now require city taxpayer support of bond financing for infrastructure improvements in the district. To ask city taxpayers to support top-of-the-market housing that is beyond the affordability of large numbers of people but with no contribution to affordable housing is unfair and is contrary to URDP objectives. Quincy taxpayers should not be required to support the development of an enclave exclusively for the affluent.

I urge the Planning Board to approve City Council Order 2016-075 proposing changes to the Affordable Housing Ordinance, Section 7.1.1 Applicability, Paragraph 1.

Sincerely,
Rev. Sheldon W. Bennett

The Chairman then opened the case up for public questions and comments. There were none.

Vice Chairman Coleman Barry made a motion to close the project. Member Glen Comiso seconded the motion and it was so voted unanimously.

Planning Director Fatseas stated that he spoke with the City Councillors, citing Councillors Palmucci and Finn as co-sponsors in putting the matter forth. He continued that the Planning Department appreciated the intention behind the proposal and strongly recommended the URDP's need to give developers incentive to development in the downtown area, opining the need to currently incent rather than create additional burden on developers. He stated that if development in Quincy was such that there was no hardship, it would then be a matter for reconsideration.

Vice Chairman Coleman Barry made a motion to issue a negative recommendation to the Mayor and City Council. Member Glen Comiso seconded the motion and it was so voted unanimously.

9:54 PM Chairman Richard Meade made a motion to adjourn. Member Glen Comiso seconded the motion and it was so voted unanimously.